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# CITY OF RIVERSIDE PLANNING DEPARTMENT

## *General Plan 2025 Program*

### *Supplemental Report #3*

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PLANNING COMMISSION HEARING DATE: April 21, 2005

**PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

### **INTRODUCTION/BACKGROUND**

This Planning Commission report supplements the report prepared for the February 17, 2005 City Planning Commission hearing and subsequent reports. Since the preparation of the original report, the Commission has received correspondence and testimony concerning the proposed office, commercial and industrial zones. The Planning Department has reviewed the comments and testimony and proposes changes to the draft Zoning Code and Map as noted below.

### **ALTERNATE RECOMMENDATIONS FOR OFFICE & COMMERCIAL ZONES**

#### **Office and Commercial Zone - Proposed Text Changes**

1. Since release of the Draft Zoning Code some changes to the Permitted Uses Table in Article V have been proposed (Exhibits 1 - 3). For the office and commercial zones there are a number of minor technical changes. However, of note are the changes to permit Ambulance Companies with Vehicle Storage in the CG – Commercial General Zone with a Conditional Use Permit and to permit Rail Transit Stations in all zones with a Conditional Use Permit.

#### ***Staff Recommendation:***

That the Commission approve the proposed changes to the Permitted Uses Tables for the office and commercial zones as depicted in Exhibits 1, 2 & 3.

#### **Office and Commercial Zone - Proposed Mapping Changes**

2. (Comment Letters and Maps of sites A, B and C can be found in Exhibits 7, 8 & 9)

<b>Site A -</b>	<i>Comment Letters:</i>	Redevelopment Memo/Bonnett Irrigation Letter/Central Aire, Inc. Letter
	<i>Address:</i>	3215, 3230 and 3245 Madison Street
	<i>APN:</i>	230-253-001, 230-291-017, 230-291-029
	<i>Existing General Plan:</i>	CBO – Retail Business & Office & RMD – Medium Density Residential

<i>Existing Zone:</i>	M-2 – General Manufacturing
<i>Proposed General Plan:</i>	C – Commercial & MDR – Medium Density Residential
<i>Proposed Zone:</i>	R-1-7000 – Single Family Residential

*Concerns/Issues:*

The Redevelopment Agency is requesting that the proposed general plan and zoning designations for the properties northerly of Evans Street on both sides of Madison Street be changed. The Redevelopment Agency is requesting to change the general plan designation from MDR – Medium Density Residential to C – Commercial on the northeast corner of Madison and Evan Streets and to change the zoning on both corners from R-1-7000 – Single Family Residential to CR-NC – Commercial Retail with the Neighborhood Commercial Overlay Zone. The corners are currently developed with commercial uses. The proposed changes further the goals of the Casa Blanca Redevelopment Project Area by aiding in the revitalization of this important area. As a matter of information, these properties were discussed in the staff report dated February 17, 2005.

***Staff Recommendation:***

That the zoning on these properties be changed to CR-NC – Commercial Retail with the Neighborhood Commercial Overlay Zone and the general plan designation changed to C – Commercial from MDR on the northeast corner of Madison and Evans Streets.

**Site B -**

<i>Comment Letters:</i>	William Dieterle Letter
<i>Address:</i>	3772 Arlington Avenue/3762 Harding Street
<i>APN:</i>	229-022-040
<i>Existing General Plan:</i>	OLR – Low Rise Office
<i>Existing Zone:</i>	RO – Restricted Office and R-1-65 – Single Family Residential
<i>Proposed General Plan:</i>	MU-V – Mixed Use Village
<i>Proposed Zone:</i>	O – Office & R-1-7000 – Single Family Residential

*Concerns/Issues:*

The subject property currently has two zones, the RO and R-1-65 Zones. The property owner is concerned that the proposal will rezone the parking lot for his office building to R-1-7000, a single family residential zone. At this time the parking lot for the office building is zoned R-1-65, a single family residential zone. In reviewing the aerial photograph, it is clear that the portion of the property proposed for the R-1-7000 Zone is developed with the parking lot for the office building on the same property.

***Staff Recommendation:***

That the entire parcel be zoned O – Office.

<b>Site C -</b>	<i>Comment Letters:</i>	B. Lorraine Walker Letter
	<i>Address:</i>	3770 & 3780 Washington Street
	<i>APN:</i>	230-151-009 & 230-151-008
	<i>Existing General Plan:</i>	RMD – Medium Density Residential
	<i>Existing Zone:</i>	RO – Restricted Office & R-1-65
	<i>Proposed General Plan:</i>	MDR – Medium Density Residential
	<i>Proposed Zone:</i>	O – Office & R-1-7000 – Single Family Residential

***Concerns/Issues:***

The property owner is concerned that the proposal will rezone the parking lot at 3770 Washington Street, designed and operated for the office building at Washington Street and Magnolia Avenue, to R-1-7000. In addition, staff notes that the proposal will also general plan designate the parking lots at both 3770 and 3780 Washington Street to MDR. The parking lots and office building zoning and general plan designations should be consistent.

***Staff Recommendation:***

That the property at 3770 Washington Street be rezoned to O – Office and the properties at 3770 and 3780 Washington Street be designated on the General Plan for MU-V – Village.

**ALTERNATE RECOMMENDATIONS FOR INDUSTRIAL ZONES**

**Industrial Zone - Proposed Text Changes**

3. As with the office and commercial zones, there are some proposed changes to the Permitted Uses Table in Article V (Exhibits 4 - 6). For the industrial zones these changes include some changes to permitted uses in the AI – Air Industrial Zone which does not currently exist anywhere in the City. Other changes of note include:
  - permitting banks in the BMP Zone as a matter of right rather than requiring a Minor Conditional Use Permit
  - prohibiting banks in the AIR Zone rather than permitting them with a Minor Conditional Use Permit
  - permitting Catering Establishments in the AIR Zone as a matter of right rather than requiring a Conditional Use Permit
  - prohibiting Hotel, Motel and Long Term Stay Facilities in the BMP and AIR Zones rather than permitting them with a Conditional Use Permit
  - permitting Rail Transit Stations with a Conditional Use Permit in all Zones

- prohibiting Recreational Facilities – Commercial – Health and Fitness more than 4,000 sq. ft. in all industrial zones rather than permitting them with a Conditional Use Permit
- prohibiting Recycling Facilities (for beverage containers) in the industrial zones (these are intended for places where beverages are sold)
- permitting Restaurants in the AI Zone
- prohibiting Shelters for 2 to 6 occupants in the I Zone as residences are not permitted in this Zone

***Staff Recommendation:***

That the Commission approve the proposed changes to the Permitted Uses Tables for the industrial zones as depicted in Exhibits 4, 5 & 6.

4. As noted in the staff reports dated February 17, 2005 and March 10, 2005, changes were also considered to the Vehicle Repair Uses in the industrial zones. The existing Zoning Code permits indoor, minor vehicle repair with a Conditional Use Permit in the MP, M-1 and M-2 Zones and indoor or outdoor (if enclosed within a solid masonry wall not less than six-feet in height) vehicle repair as a matter of right in the M-1 and M-2 Zones.

The Draft Zoning Code, currently prohibits vehicle repair facilities, both minor and major, in the BMP Zone and allows these facilities indoors with a CUP in the I Zone. There is no provision for outdoor vehicle repair. Also, Chapter 19.390 list Site Location, Operation and Development Standards for these types of operations (i.e., minimum site area of ½ acre, minimum 6-foot high decorative masonry wall along all property lines when adjacent to residential or office uses, all repair work done in a completely enclosed building, etc.)

Based on comments received at the hearings, changes are recommended to allow these facilities indoors in the BMP Zone with a CUP and as a matter of right in the I Zone and outdoors in the I Zone with a Minor CUP (prohibited in the BMP Zone).

***Staff Recommendation:***

That (1): Vehicle Repair – Indoor, both Major and Minor, be permitted in the BMP Zone with a Conditional Use Permit and as a matter of right in the I Zone; (2): Vehicle Repair – Outdoor, both Major and Minor, be permitted in the I Zone with a Minor Conditional Use Permit. The Site Location, Operation and Development Standards in Chapter 19.390 will be amended to reflect these changes (i.e., 8-foot high decorative masonry walls when repair work is done outdoors in the I Zone, etc.).

5. Another proposed change noted in the February 17, 2005 staff report, was the recommendation to increase the cutoff for requiring a Conditional Use Permit for Warehousing and Wholesale Distribution Centers in the Permitted Uses Table from 10,000 to 200,000-square-feet in the BMP and I Zones.

***Staff Recommendation:***

That Warehousing and Wholesale Distribution Centers be permitted in all industrial zones and any project over 400,000-square-feet shall require a Minor Conditional Use Permit.

**Industrial Zone - Proposed Mapping Changes**

(Comment Letters and Maps of sites D - I can be found in Exhibits 10 -15)

***Hunter Business Park Specific Plan (HBSP) – General Industrial District***

6. A number of the M-1 and M-2 zoned properties in the General Industrial District of the HBSP were placed in the BMP Zone, when they should have been placed in the I Zone for consistency with the Specific Plan.

<b>Site D -</b>	<i>Comment Letters:</i>	GFB-Friedrich & Associates., Inc. - G. F. Brewton Letter, Riyoko Ishii Wylie Letter and Mark Boone Letters
	<i>Address:</i>	See map
	<i>APN:</i>	See map
	<i>Existing General Plan:</i>	IGN – General Industrial, ILT – Light Industrial and IBP – Industrial Business Park
	<i>Existing Zone:</i>	M-1 – Light Manufacturing & M-2 – General Manufacturing
	<i>Proposed General Plan:</i>	I – Industrial and B/OP – Business Office Park
	<i>Proposed Zone:</i>	BMP – Business Manufacturing Park

***Staff Recommendation:***

That all M-1 and M-2 Zoned properties in the General Industrial District of the HBSP be zoned I – Industrial for consistency with the Specific Plan. (Staff will be preparing corrected notices for these properties so the property owners are made aware of the change.)

***M -1 - Light Manufacturing Zone to PF - Public Facilities Zone***

7. **Site E -**
- |                               |                                            |
|-------------------------------|--------------------------------------------|
| <i>Comment Letters:</i>       | Stremricks Heritage Foods, Rob Ball Letter |
| <i>Address:</i>               | 11503 Pierce Street                        |
| <i>APN:</i>                   | 141-320-006 and 141-320-004                |
| <i>Existing General Plan:</i> | PFI – Public Facilities and Institutions   |
| <i>Existing Zone:</i>         | M-1 – Light Manufacturing Zone             |
| <i>Proposed General Plan:</i> | PF – Public Facilities Institutional       |
| <i>Proposed Zone:</i>         | PF – Public Facilities Zone                |

*Concerns/Issues:*

The property owner has a facility on this site that manufactures extended shelf life dairy and non dairy products. The primary line is Nesquik flavored

milk items and coffee-mate liquid coffee creamer. Over time they plan to expand their production with some major changes to the site. The proposed PF zone would make this facility nonconforming. After reviewing the new Zoning Code, the property owner is requesting the BMP Zone, which is a more appropriate zone for the existing business and proposed expansion.

When reviewing this M-1 zoned property for placement in a new Zone, it was thought that this facility was part of La Sierra University. Thus, staff used the existing General Plan land use designation of Public Facilities/Institutional to determine the appropriate zoning for the property, which in this case it would be PF - Public Facilities.

***Staff Recommendation:***

That the property be rezoned to the BMP - Business Manufacturing Zone and the general plan land use designation changed to B/OP – Business Office Park to correctly reflect that these properties are not part of the University.

***M -1 - Light Manufacturing Zone to BMP - Business Manufacturing Park***

<b>8. Site F -</b>	<i>Comment Letters:</i>	Many Letters of Concerns, Petitions and Testimony
	<i>Address:</i>	The subject area is generally bounded by City limit line to the north, Fremont Street to the east, Jurupa Avenue to the south and Jasmine Street and Columbia Avenue to the west.
	<i>APN:</i>	See map
	<i>Existing General Plan:</i>	ILT – Light Industrial
	<i>Existing Zone:</i>	M-1 – Light Manufacturing Zone
	<i>Proposed General Plan:</i>	B/OP – Business Office Park
	<i>Proposed Zone:</i>	BMP – Business Manufacturing Park Zone

***Concerns/Issues:***

By changing the zone from M-1 to BMP the property owners are concerned that this will render many of the existing industrial uses nonconforming. Industrial uses in this area include: Subsurface Electric Inc., Standard Lime Products Company, M&M Collision, Sparkman's Garage, Creative Corrugated Designs, Inc., Don's Auto Care, etc. Based upon the lot size and patterns in this area it would be difficult for these properties to develop over time to the BMP standards. Therefore, staff believes the I Zone is more appropriate and the requirements for landscaping and screening will help to upgrade this area.

***Staff Recommendation:***

That these properties be placed in the I Zone.

- 9. Site G -**
- |                               |                                                                                                                                                                             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Comment Letters:</i>       | All Electric Contracting, Irwin Gisler Letter                                                                                                                               |
| <i>Address:</i>               | The subject area is generally bounded by Jurupa Avenue to the south and consists of the properties fronting on Winterhaven Avenue, Orangewood Drive and Rickenbacker Avenue |
| <i>APN:</i>                   | See map                                                                                                                                                                     |
| <i>Existing General Plan:</i> | IBP – Industrial Business Park                                                                                                                                              |
| <i>Existing Zone:</i>         | M-1 – Light Manufacturing Zone                                                                                                                                              |
| <i>Proposed General Plan:</i> | B/OP – Business Office Park                                                                                                                                                 |
| <i>Proposed Zone:</i>         | BMP – Business Manufacturing Park Zone                                                                                                                                      |

*Concerns/Issues:*

By changing the zone from M-1 to BMP, the property owners are concerned that this will render many of the existing industrial uses nonconforming. Based upon the lot size and patterns in this area it would be difficult for these properties to develop over time to the BMP standards. Therefore, staff believes the I Zone is more appropriate and the requirements for landscaping and screening will help to upgrade this area.

*Staff Recommendation:*

That these properties be placed in the I Zone.

***RA - Single Family Residential Zone to RE - Residential Estate Zone***

- 10. Site H -**
- |                               |                                      |
|-------------------------------|--------------------------------------|
| <i>Comment Letters:</i>       | Swiss Dairy Co., David Willem Letter |
| <i>Address:</i>               | 4151 & 4221 Buchanan Street          |
| <i>APN:</i>                   | 142-150-001                          |
| <i>Existing General Plan:</i> | IBP – Industrial Business Park       |
| <i>Existing Zone:</i>         | RA – Residential Agriculture         |
| <i>Proposed General Plan:</i> | B/OP – Business Office Park          |
| <i>Proposed Zone:</i>         | RE – Residential Estate              |

*Concerns/Issues:*

The Swiss Dairy Company is a nonconforming use that was developed on two contiguous residentially zoned parcels. The most northerly parcel is zoned RC - Residential Conservation and the second parcel RA - Residential Agriculture. The property owner is requesting that the RA zoned property be placed in the BMP Zone to reflect the existing use of the property and for consistency with the General Plan. A request to change the RC zoned property was not considered, as it cannot be rezoned due to Measure C.

The proposed zone change from RA to RE was applied to the Swiss Dairy parcel and a corner parcel at the northeast corner of Buchanan Street and Madera Way, currently developed with the American Legion Post. The

American Legion Post is a permitted use in the BMP with a Conditional Use Permit, which they already have.

***Staff Recommendation:***

That the subject property and the property to the south at the corner of Madera Way and Buchanan Street be rezoned to the BMP Zone.

<b>11. Site I -</b>	<i>Comment Letters:</i>	Hill, Farrer & Burrill, LLP, Kevin Brogan Letter
	<i>Address:</i>	See map
	<i>APN:</i>	See map
	<i>Existing General Plan:</i>	IBP – Industrial Business Park
	<i>Existing Zone:</i>	RA – Residential Agriculture
	<i>Proposed General Plan:</i>	B/OP – Business Office Park
	<i>Proposed Zone:</i>	RE – Residential Estate

***Concerns/Issues:***

Although the Sycamore Canyon Business Park Specific Plan (SCBPSP) is a predominately business office park specific plan, over the years there have been properties which have continued to hold the RA – Residential Agriculture Zone. As these properties developed the property owners have requested zone changes to the MP, now BMP, Zone for consistency with the Specific Plan. With the deletion of the RA Zone as part of the proposed Zoning Code these properties were rezoned to RE automatically. Mr. Brogan of HF&B, on behalf of Mr. Palmer, wrote a letter requesting that the zoning of Mr. Palmer's RA Zoned property be consistent with the SCBPSP.

When reviewing the request, it was noted that there are eleven properties in the SCBPSP proposed for the RE – Residential Estate Zone. Ten of these properties are privately owned and one of the properties is owned by the City and is part of Sycamore Canyon Park.

***Staff Recommendation:***

That the ten privately owned RE zoned properties be rezoned BMP for consistency with the Specific Plan and the City owned parcel be zoned PF.

**RECOMMENDATION**

In order for the Planning Commission to provide a formal recommendation to the City Council on the various program components, a series of specific actions is required. These actions are outlined in the original staff report previously provided to the Commission on February 17, 2005. In addition to those actions, it is also recommended that the recommendations outlined in this and previous staff reports also be acted on.



## **EXHIBITS**

1. Commercial Zones Comparison Table
2. Commercial Zones Comparison – Incidental Uses Table
3. Commercial Zones – Temporary Uses Table
4. Industrial Zones Comparison Table
5. Industrial Zones Comparison – Incidental Uses Table
6. Industrial Zones Comparison – Temporary Uses Table
7. Site A
8. Site B
9. Site C
10. Site D
11. Site E
12. Site F
13. Site G
14. Site H
15. Site I

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